

003.0

Map

0002

Block

0018.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 981,500 /

USE VALUE: 981,500 /

ASSESSed: 981,500 /

Total Card /

Total Parcel

981,500

981,500

981,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52	-54	EGERTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ORFANOS HOPE

Owner 2:

Owner 3:

Street 1: 16 MILTON STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Own Occ: N

Postal: 02474

Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5400.000	511,500	4,400	465,600	981,500
Total Card	0.124	511,500	4,400	465,600	981,500
Total Parcel	0.124	511,500	4,400	465,600	981,500
Source: Market Adj Cost		Total Value per SQ unit /Card:		387.75	/Parcel: 387.7

Legal Description

User Acct

2552

GIS Ref

GIS Ref

Total Land:

Land Unit Type:

Entered Lot Size

Insp Date

09/01/17

PREVIOUS ASSESSMENT

Parcel ID

003.0-0002-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	511,900	4400	5,400.	465,600	981,900	981,900	Year End Roll	12/18/2019
2019	104	FV	382,900	4400	5,400.	494,700	882,000	882,000	Year End Roll	1/3/2019
2018	104	FV	382,900	4400	5,400.	360,800	748,100	748,100	Year End Roll	12/20/2017
2017	104	FV	316,300	4400	5,400.	314,300	635,000	635,000	Year End Roll	1/3/2017
2016	104	FV	316,300	4400	5,400.	267,700	588,400	588,400	Year End	1/4/2016
2015	104	FV	281,600	4400	5,400.	261,900	547,900	547,900	Year End Roll	12/11/2014
2014	104	FV	281,600	4400	5,400.	215,300	501,300	501,300	Year End Roll	12/16/2013
2013	104	FV	293,100	4400	5,400.	204,900	502,400	502,400		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ORFANOS THEOFAN	59245-582		6/6/2012	Family	350,000	No	No		
HAWKSLEY EILEEN	31525-78		6/21/2000		415,000	No	No	4	
	10516-390		4/18/1964			1	No	No	N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
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ACTIVITY INFORMATION

Date	Result	By	Name
9/1/2017	TTL REFUSAL	HS	Hanne S
2/17/2009	Meas/Inspect	189	PATRIOT
10/20/1999	Missed Appt.	267	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	267	PATRIOT
4/8/1997		PM	Peter M

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5400		Sq. Ft.	Site		0	80.	1.08	1									465,601						465,600	

Total AC/HA: 0.12397

Total SF/SM: 5400

Parcel LUC: 104

Two Family

Prime NB Desc: ARLINGTON

Total: 465,601

Spl Credit

Total: 465,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - FY2021

apro

2021

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User Acct

2552

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GIS Ref

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Entered Lot Size

Insp Date

09/01/17

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Census:				Exmpt		
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D				Topo	1	Level
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